

7/01/10 1:57:20  
OK W BK 637 PG 79  
DESO TO COUNTY, MS  
W.E. DAVIS, CH CLERK

This Instrument Prepared By:  
Charles B. Griffith  
Attorney at Law, MS Bar No. 102008  
108 Harding Place, Suite 203  
Nashville, Tennessee 37205  
615.457.2931 (telephone)  
(Deed Preparation Only)

Record and Return To:  
LandCastle Title  
810 Crescent Centre Drive  
Suite 280  
Franklin, Tennessee 37067  
LCT File No.: MSR-100500143A  
(Examiner of Title)

After Recording, Return to.  
Baskin, McCarroll, McCaskill, Aldridge  
& Campbell, PA  
PO Box 190  
Southaven, MS 38671  
(662) 349-0664

STATE OF Texas )  
COUNTY OF Collin )

File No: 8/0039 Initials: JSm

**SPECIAL WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of ten dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-7, ("Grantor," hereinafter) does hereby sell, assign, convey, specially warrant, and deliver unto LINDSEY E. DURHAM, ("Grantee," hereinafter), the following described property situated in DESOTO County, Mississippi, and being more particularly described as follows:

LEGAL DESCRIPTION: SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF BY REFERENCE

Commonly known as street address: 1310 Trafalgar Drive, Southaven, MS 38671

Indexing Instructions: Lot 194, 1<sup>ST</sup> Revision, Sec. E, Worthington, Sec. 32 & 5, T1 & 2 South, R7W, DeSoto County, Mississippi, Bk. 93, Pgs. 10-11

Grantor Name and Address:

Grantee Name and Address:

The Bank of New York Mellon

Lindsey E. Durham

2380 Performance Drive

1310 Trafalgar Drive

Richardson, TX 75028

Southaven, MS 38671

Phone No. 1: 800-281-8129

Phone No. 1: 901-412-5937

Phone No. 2: N/A

Phone No. 2: 901-276-2662

This conveyance is made subject to any and all reservations, restrictions, easements, exceptions, covenants and conditions of record, including any mineral, oil, or gas reservations and any covenants

Property Address:  
1310 Trafalgar Drive  
Southaven, MS 38671

or restrictions of record. Taxes for the current year have been pro-rated as of this date and are hereby assumed by the Grantee herein. This conveyance is also subject to zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use of occupancy of the subject property.

WITNESS THE SIGNATURE of the Grantor on this 6 day of May, 2010.

**GRANTOR:**

The Bank of New York Mellon fka the Bank of New York, as Trustee for the Certificateholders Cwabs, Inc., Asset-Backed Certificates, Series 2006-7

**BY:**

BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP, Attorney in Fact

**BY:**

Lizeth Garcia  
Lizeth Garcia, Asst Secretary  
 (Print Signer's Name and Title/Capacity)

**ACKNOWLEDGMENT**

STATE OF Texas )  
 COUNTY OF Collin )

THIS DAY personally appeared before me, the undersigned authority in and for the said County and State, within my jurisdiction, the within-named Lizeth Garcia (Signer) who acknowledged to me that s/he is the Asst Secretary (title/capacity) of BAC HOME Loans Servicing LP (Signer's company name), the Attorney in Fact for Bank of New York Mellon (Grantor) and that in its capacity as Attorney in Fact for Grantor s/he executed, signed, and delivered the above and foregoing instrument after having been authorized by BAC Home Loans Servicing LP (Signer's company name) and Grantor to do so.

Given under my hand and seal this the 6 day of May, 2010.

Walid M Mounieimne  
 NOTARY PUBLIC  
 My Commission Expires:



Property Address:  
 1310 Trafalgar Drive  
 Southaven, MS 38671

**EXHIBIT "A"**  
**(Legal Description)**

LOT 194, FIRST REVISION, SECTION E, WORTHINGTON, SITUATED IN SECTION 32 & 5, TOWNSHIP 1 & 2 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 93, PAGES 10-11, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

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